

Monroe County Judicial Center Project
Public Hearing
July 5, 2007

AOC CONSTRUCTION FILE
COUNTY: Monroe
FILE CODE: PDB 1
SUBMITTED BY: DR
DATE: 7/12/07

A Public hearing was held on July 5, 2007 at 5:00 PM at the Monroe County courthouse. Member present were County Judge/Executive Wilbur Graves, Tony High, Charlotte McPherson, Jeff Proffitt, Reed Moore, Joyce Emberton and Danny Rhoades.

Several property owners were in attendance at the hearing.

The purpose of the hearing was to discuss the proposed site for the new Justice Center.

Judge Graves welcomed all interested citizens in attendance. Then the meeting was turned over to Danny Rhoades.

Mr. Rhoades explained the process of this project. Beginning with the PDB stages, the first inaugural meeting was held on June 13, 2007 and today is the 2nd meeting as a Public Hearing. He stated this will be a joint venture between AOC and Monroe County to build a Justice Center about 32,000 square feet, 2 story building 16,000 per floor. This project will need approximately 2 acres, could use 1 1/2 acre with a 3 story building. The total time frame will take 35-36 months.

On the site selection, the board will consider every offer we get.

The Board has already advertised for an architect and a financial agent. When architect is hired, we would like for them to work in the site selection process for building and lot.

Mr. Rhoades asked, are there any questions?

J. Carter

How much money is appropriated for the purchase of land?

Mr. Rhoades - \$530,000.00 has been allocated for the land purchase, the land has to be appraised.

L. Bartley

Is this for land and site preparation?

Mr. Rhoades - land purchase only.

J. Carter

Is that what other areas of the state get for the property?

Mr. Rhoades - It is based on size of facility, how much General Assembly allocated for the total project, a certain percentage. Recently I worked on the Taylor County project, which the facility was 53,000 square feet, the price of the property was the same that is budgeted for this one.

What about Barren, Allen, Cumberland?

Mr. Rhoades - He wasn't sure, because he did not work on that project. Judge Lovelace was on the Cumberland County Board.

Does the 2 acres include the facility and parking lot?

Mr. Rhoades - yes

L. Bartley

Is there a deadline on written proposal for the property?

Mr. Rhoades – There is not a deadline, but we want to purchase property as soon as possible. All properties presented will be appraised by a qualified appraiser and will use appraisal price.

Are there certain requirements for the facility to be adjacent to the courthouse?

Mr. Rhoades – We want to keep it in the downtown area if possible, but if facility is out of downtown, it seems that a lot of business tends to follow facility.

One requirement is it has to be in city limits, but it would be good to keep it close to this building.

Would any property owner like to present proposal and asking price.

Helena Pitcock's mother has property behind old Post Office and had talked to some other property owners. Some questions had already been asked that she needed to know.

What offices will be in Justice Center?

Mr. Rhoades – It will be 100% occupied by Court of Justice – District Court, Circuit Court, Circuit court clerk, Family court, Drug Court, Pre trial, etc.

If proposals are submitted in a week or two, will they still be considered? Is there a format used.

Mr. Rhoades – Yes, there will be no action on any property tonight.

There is no format used. If you have any property to sell we will need plats of property, asking price, and statement of any known historical or environmental concerns, what was advertised in the newspaper.

There will be a PDB meeting on July 11, 2007 at 5:00 PM for architectural proposals

The meeting has been advertised in the Courier Journal and the local paper for architectural and financial agent proposals. At this meeting we will receive proposals for architect. In August, we will start interviewing architects and then we will hire one.

Once we hire an architect, it will be beneficial to help look with us a piece of property and be able to tell the size and lay of land for the facility.

How much did legislature appropriate for this?

Mr. Rhoades - \$11,207,000.

Ricky Hagan, representing the following property owners: Mr. Wayne Cooper, Mr. Jack P. Carter, Mr. George Jackson, the Bale family and myself presented their proposal of property for sale.

Louise Bartley owns property on the corner of Main & Paige St. she has .9 acre, asking price, \$290,000.00 and Blasdel Hammer's lot asking price is \$90,000. 00. One property owner asked if this information would be published in the paper. Mr. High said it would not be published in the paper, but minutes of the meeting are kept. This is public record.

Mr. Rhoades said at the meeting on July 11, 2007, we will receive proposals from Architects and Financial Agents, the board will discuss and narrow down to the most qualified and interview them.

He asked if anyone had anymore questions or comments.

Judge Graves thanked everyone for coming to the meeting and showed interest in the sell of their property for the new Justice Center.